

**ZONING BOARD OF APPEALS
AGENDA OF BUSINESS MEETING TO BE HELD
DECEMBER 14, 2010, 7:00 P.M.
CITY HALL AUDITORIUM
110 RIVER STREET, MILFORD, CT**

The Regular Meeting of the Zoning Board of Appeals of Milford, CT will be held on Tuesday, December 14, 2010, beginning at 7:00 p.m. in the auditorium of CITY HALL, 110 River Street, Milford, CT, to hear all parties concerning the following applications, some of which required Coastal Area Site Plan Reviews or exemptions, as indicated below:

A. INTRODUCTION OF DIRECTOR OF PERMITTING AND LAND USE

B. CONSIDERATION OF AGENDA ITEMS

1. **5 Gibson Road cor. Orange Avenue** (Zone R-18) Jay & Patricia Hanna, owners – request to vary Sec. 3.1.4.1 to 3.8' in lieu of 40' required front yard setback to allow 6' fence to remain along Orange Avenue. Map 98, Block 835E, Parcel 5.
2. **222 Merwin Avenue** (Zone R-12.5) Zainodin & Cynthia Jani, owners – request to vary Sec. 4.1.4 front yard projection to 6' in lieu of 4' allowed for deck. Map 70, Block 737, Parcel 38.
3. **335 Meadowside Road** (Zone R-12.5) Thomas B. Lynch, attorney, for 335 Meadowside, LLC, owner – request to vary Sec. 2.5.5 lot area to .65 acres in lieu of 1 acre required (43,560 sq. ft. to 28,146 sq. ft.); lot width to 125.4' in lieu of 150' required for a rear lot. CAM received. Map 26, Block 213, Parcel 3A
4. **89 Pond Point Avenue** (Zone R-12.5) Thomas B. Lynch, attorney, for Two Ninety-Six, LLC, owner, request to vary Sec. 3.1.4.1 rear yard setback from 25' to 13.5' for proposed resubdivision to allow existing house to remain on new lot. CAM received. Map 57, Block 529, Parcel 45A.
5. **354 Woodmont Road** (Zone ID) Reconsideration of variance granted to Woodmont Business Park, LLC, on May 13, 2008. Map 91, Block 809, Parcel 6B.

C. TABLED ITEMS

D. OLD BUSINESS

E. NEW BUSINESS

1. **306 High Street** – George Adams, attorney, for Donna Kustra, owner, request for a re-hearing prior to the six month waiting period.

F. STAFF UPDATE

G. ACCEPTANCE OF MINUTES FROM NOVEMBER 9, 2010 HEARING

H. ACCEPTANCE OF APPLICATIONS FOR JANUARY 11, 2011 HEARING

Any other business not on the agenda, to be considered upon two-third's vote of those present and voting.

ANY INDIVIDUAL WITH A DISABILITY WHO NEEDS SPECIAL ASSISTANCE TO PARTICIPATE IN THE MEETING SHOULD CONTACT THE DIRECTOR OF COMMUNITY DEVELOPMENT, 203-783-3230, PRIOR TO THE MEETING IF POSSIBLE.